



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** May 10, 2004

**COUNCIL DISTRICT:** 5  
**SNI AREA:** None

## SUPPLEMENTAL MEMORANDUM

**SUBJECT:** GP03-05-08: General Plan amendment request to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Estate Residential (1.0 DU/AC) to Very Low Density Residential (2.0 DU/AC) on an 8.5-acre site located on both sides of Rosemar Court, north of Rosemar Avenue.

The proposed General Plan amendment was continued from March 16, 2004 to June 1, 2004 to provide the applicant additional time to resolve several issues with the neighboring community. On April 29, 2004, the applicant and the Office of Council District 5 conducted a community meeting at Joseph George School Community Room to discuss the General Plan amendment and the neighborhood concerns. Approximately 28 residents attended the meeting, including two residents who live in the County pocket along Rosemar Avenue.

The applicant conducted the meeting and reviewed the General Plan amendment with the attendees. The proposed General Plan amendment is not associated with a pending project. No Planned Development Zoning or development permit is currently on file. Community members identified several issues including traffic and safety, water pressure, density and size of units, future noticing, and County involvement.

Residents identified speeding and poor signage at the intersection of Rosemar and Juliet Avenues as problems. In response to the community concerns raised at the Planning Commission hearing about lack of sidewalks and emergency vehicles accessibility on the narrow road, the applicant indicated that the County is willing to do improvements to the County portions of Rosemar Avenue, but funding is not available. However, the applicant is willing to discuss contributing to infrastructure improvements at the time of development.

The community members also expressed concern about the density and size of each dwelling unit. Although there is no project on file with the City, the community has indicated their preference for fewer than 16 units. Some residents indicated their desire to have larger units built in an effort to reduce the number of units and to raise property values. Additionally, the neighbors believe that the increase in density could exacerbate existing conditions.

As a follow-up to the meeting, the residents requested that the June 1, 2004 City Council hearing be re-noticed. Planning staff will mail the public hearing to residents/owners within 1000-foot radius. As this process moves forward, the residents requested that the County take an active part to help resolve the width/safety issues with Rosemar Avenue. The community meeting notes were mailed to the attendees as well as the County.

### **PUBLIC OUTREACH**

The property owners within the amendment site boundaries and property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding the two community meetings that were held on January 14 and 15, 2004 to discuss the proposed General Plan amendment. They also received a public hearing notice regarding the hearings to be held on the subject amendment before the Planning Commission on February 9 and City Council on March 16. In addition, the community can be kept informed about the status of amendments on the Department's web site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule.

### **COORDINATION**

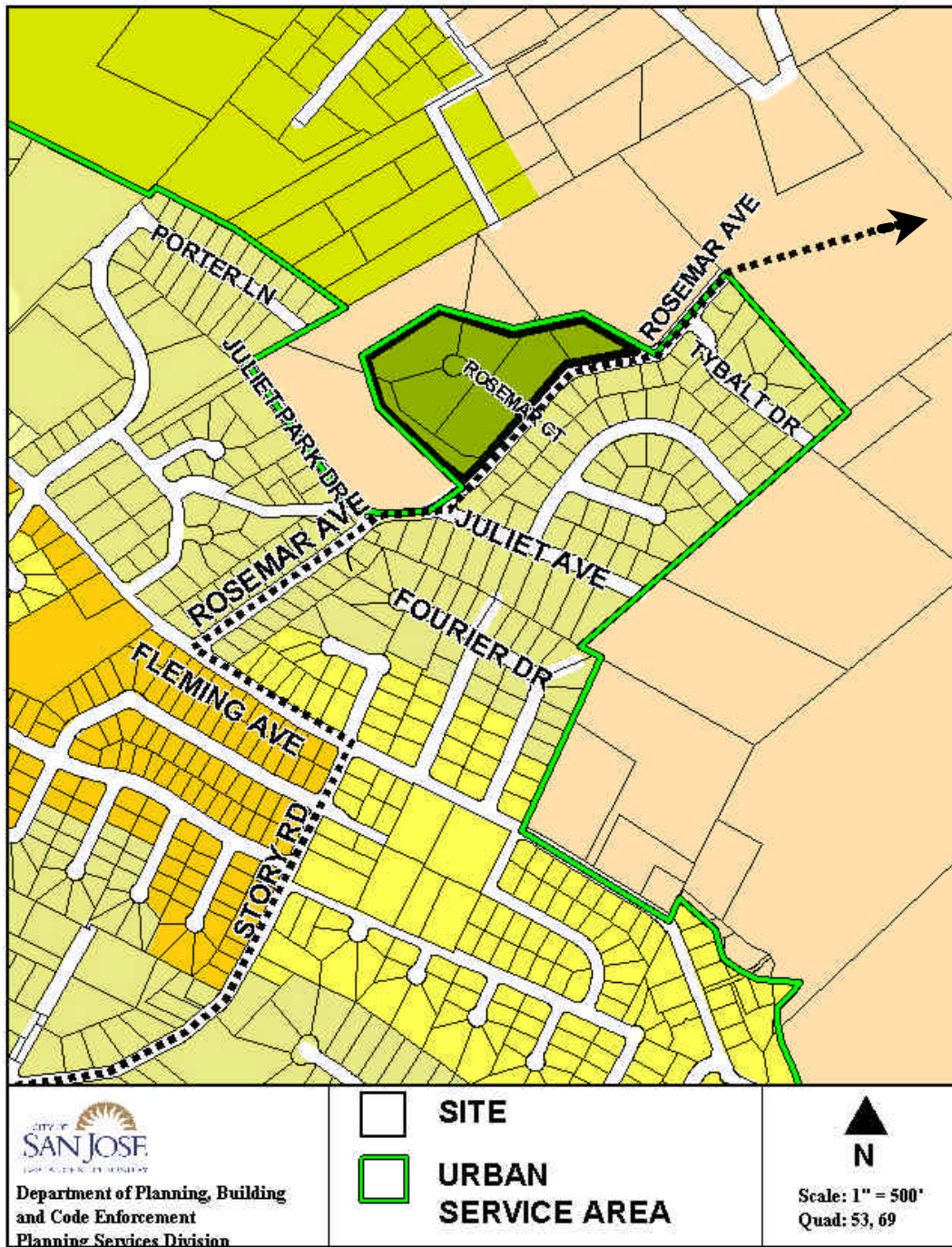
The review of this General Plan amendment was coordinated with the Department of Public Works, Fire Department, Department of Transportation, City Attorney, Santa Clara Valley Water District, Valley Transportation Authority, Pacific Gas and Electric, Airport Land Use Commission, and Parks and Recreation Commission.

### **CEQA**

A Mitigated Negative Declaration was adopted on February 4, 2004.

STEPHEN M. HAASE  
Secretary, Planning Commission

GP03-05-08



**EVERGREEN AREA  
DEVELOPMENT  
POLICY BOUNDARY**